



**MINUTES OF THE AUGUST 24, 2021 REGULAR MEETING OF THE COVINA PLANNING COMMISSION HELD IN THE COUNCIL CHAMBER OF CITY HALL, 125 EAST COLLEGE STREET AT 7:00 P.M.**

*This meeting was conducted utilizing teleconference and electronic means consistent with the State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic, with the option for members of the Planning Commission and the public to meet in the Council Chamber of City Hall.*

**CALL TO ORDER**

Chairman John Connors called the Planning Commission to order at 7:00 p.m.

A. PLEDGE OF ALLEGIANCE

Chairman Connors led the Pledge of Allegiance.

B. ROLL CALL

Commission Members Present: Hodapp, Manning, Zermeno, McMeekin, Connors

Commission Members Absent: None

Staff Members Present: Director of Community Development, Senior Planner, Assistant City Attorney.

C. AMENDMENTS TO THE AGENDA

None.

**PUBLIC COMMENTS**

Resident Lori Huntsman of 117 N Armel Drive spoke into the record in opposition of planning staff's denial of a proposed detached accessory dwelling unit (ADU) above an existing garage, exceeding the maximum allowable 16-foot height limitation, as described within the State of California Accessory Dwelling Unit (ADU) Law, allowing the conversion of existing non-habitable space to livable space to structures not exceeding 16 feet in height, on multi-family zoned lots.

In response to the opposition, Community Development Director Brian Lee stated into the record that staff is working on an ADU Draft Ordinance. A scheduled workshop is to follow to present the new standards to the Planning Commissioners. Once comments are adjusted, staff can amend the ADU Ordinance to reflect in the Covina Municipal Code.

Resident Lori Huntsman further commented that the main concern is losing available on-site parking.

## CONSENT CALENDAR

1. Approval of Minutes of the regular meeting of Aug 10, 2021.

Commissioner Manning made a motion and Commissioner Zermeno seconded to approve the minutes of the Regular Meeting of Aug 10, 2021.

The motion carried 5-0 as follows:

AYES:	HODAPP, MANNING, ZERMENO, MCMEEKIN, CONNORS
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE

## CONTINUED BUSINESS

None.

## PUBLIC HEARINGS

1. **Application for Conditional Use Permit (CUP) 21-024**, a request to establish a retail smoke shop in a vacant tenant space within the C-4 Commercial Zone (Highway), located at 1112 N. Azusa Ave. APN: 8408-021-006.

**Staff Recommendation:** Staff recommends that the Planning Commission approve Conditional Use Permit (CUP) 21-024 through the adoption of Resolution NO. 2021-016 PC with conditions.

Senior Planner Mercy Lugo presented the staff report and answered the commissioner's questions.

The public hearing was opened.

Applicant Thalja Jouzeph entered into the record support for the item.

No public comments were received.

The public hearing was closed.

Commissioner Manning made a motion and Commissioner McMeekin seconded to approve Conditional Use Permit (CUP) 21-024 through adoption of Resolution No. 2021-016 PC with conditions.

The motion carried 5-0 as follows:

AYES:	HODAPP, MANNING, ZERMENO, MCMEEKIN, CONNORS
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE

## CONTINUES BUSINESS.

None.

## NEW BUSINESS

1. **Application for Site Plan Review (SPR) 21-63**, for the demolition of three existing residential units and the construction of six new residential units, within three buildings on 0.45 acres, within the RD Residential (Multi-Family) Zone, located at 316 S. Barranca Avenue – APN: 8446-012-004.

**Staff Recommendation:** Staff recommends that the Planning Commission approve Site Plan Review SPR21-63 through the adoption of Resolution No. 2021-017 PC, with conditions.

Senior Planner Mercy Lugo presented the staff report and answered the commissioner's questions.

Jim Moran, Project Builder, provided clarification on the renderings presented to the Planning Commission to illustrate an all-inclusive perspective of the project, showing Phase I (308 S. Barranca Avenue) approved by the Planning Commission on November 2016, and Phase II (316 S. Barranca Avenue), the proposed project presented this evening for consideration. The property owner owns both lots (308 and 316 S. Barranca) and as part of this approval, will be merged into one lot, sharing the main entry courtyard area.

The public hearing was opened.

Community Development Director Brian Lee answered the commissioner's questions.

No public comments were received.

The public hearing was closed.

Commissioner Manning made a motion and Commissioner McMeekin made a second to approve Conditional Use Permit (CUP) 21-024 through the adoption of Resolution No. 2021-017 PC, with conditions.

The Motion carried 5-0 as follows:

AYES:	HODAP, ZERMENO, MANNING, MCMEEKIN, CONNORS
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE

2. **A modification request** by Pollo Campero Restaurant to move and reorient the interior floor layout, within the existing building pad, for the property located at 1477 N. Azusa Avenue.

**Staff Recommendation:** Staff recommends the Planning Commission approve the minor change by minute action. Resolution No. 2020-026 PC shall continue to apply and remain in effect for the project.

Senior Planner Mercy Lugo presented the staff report and answered the commissioner's questions.

Applicant Shaghayegh T Osipov provided clarification on the intent for the modification and reasoning for the interior layout change.

The public hearing was opened.

No public comments were received.

The public hearing was closed.

Chairman Connors made a motion and Commissioner Manning made a second to approve the minor change by minute action. Resolution No. 2020-026 PC shall continue to apply and remain in effect for the project.

### **GENERAL MATTERS**

None.

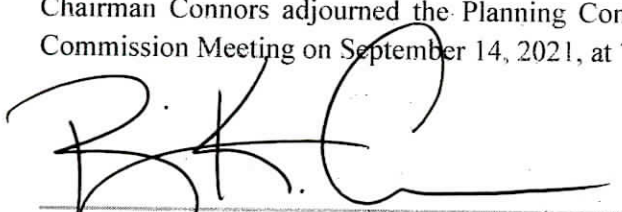
### **ADMINISTRATIVE ITEMS**

Staff notified the Planning commission there will be upcoming scheduled workshops and study sessions between September and October involving the following:

- Workshop for the 6<sup>th</sup> cycle Housing Element on September 21<sup>st</sup>. Joint workshop between Planning Commission and City Council.
- Multi-family (RD) Residential zoning code amendments in October
- New Mixed-Use Overlay Zone, New Zoning Chapter in October.
- Amendment to ADU Ordinance to be presented between September and October.

### **ADJOURNMENT**

Chairman Connors adjourned the Planning Commission meeting at 7:00 p.m. to the Regular Planning Commission Meeting on September 14, 2021, at 7:00 PM in the Council Chamber of City Hall.



Secretary